



ZONING INTERPRETATION RECORD

City of Flagstaff

Community Investments Division

Subject of Interpretation:

Setbacks in the second phase of development of Switzer Terrace Subdivision, Plan #101.07.01.

Land Development Code Section Number:

10-2-005-0005D.2 and 4.

Title of Section:

R-1-E, Single-family Residential District Established

Cause for Interpretation:

To determine what the applicable setbacks should be in the second phase of development of Switzer Terrace Subdivision.

Background and Analysis:

Switzer Terrace subdivision received final plat approval on June 30, 1967 by the City of Flagstaff. Unit 1 or at least the first phase of the subdivision was constructed soon thereafter, and to date most of the lots have been developed with single-family residences. The first phase of development includes those lots on either side of N. Canyon Terrace Drive. The second phase of development will be those lots on either side of Forest View Drive.

At the time the subdivision was platted, the existing zoning appears to have been R-4, Single-family Residential. At some point in 1968 the subdivision was rezoned to the R-1 (now R-1-E) zoning designation. There appear to be no records in the City archives of the original zoning ordinance or other documents to show the minimum zoning requirements applicable to the property at that time.

The R-1-E zone requires the following minimum depth and width requirements, and requirements for lot area and setbacks:

Width - interior lot 60 feet at building setback line
 - corner lot 65 feet at building setback line

Depth - 100 feet

Minimum area - interior lots 7,000 sq.ft.
 - corner lots 8,000 sq.ft.

Front setback 15 feet (except garages 25 feet)

Side setback - interior side 8 feet
 - corner exterior side 15 feet

Rear setback 25 feet (15 feet if structure is less than 50% of lot width)

A careful review of the subdivision plat shows that all of the lots do not meet the minimum requirements of the R-1-E zone for lot area, depth and width. All lots are therefore legal non-conforming.

The developer of the remaining parcels in the phase 2 portion of the subdivision is requesting relief from the setback requirements for the R-1-E zone based on the small size of the lots. In particular, he has submitted a permit application for lot 35 and is requesting that the the following setbacks be applied:

Front	20 feet to garage
Rear	20 feet
Side (interior)	5 feet

Lot 35 is actually slightly larger than the majority of the lots in the subdivision with an area of approximately 5,837 sq.ft.

A field review was completed on Thursday May 25, 2006 of 18 homes built on the lots in the first phase of the subdivision. The purpose of this survey was to establish the setbacks applied to these homes. A table summarizing the field survey results is provided in Attachment A. From this table the following can be concluded:

1. Almost all of the homes constructed have maintained a minimum 8-foot side setback consistent with the requirement of the R-1-E zone, and some have applied a 10-foot side setback. No corner lots were reviewed as the only corner lots have been combined into a single oversize lot (formerly lots 23, 24 and 34).
2. Where garages are provided in the front of the house a 15-foot front setback has been maintained, and in some instances (for example lots 16, 17, 18 and 19) a setback of 20 feet has been provided. Only two lots meet the 25-foot minimum setback requirement, and these included garages (lots 15 and 21).
3. Only five of the homes studied provided the required 25-foot rear yard setback. The majority of homes (eight) maintained a 15-foot setback and two provided a 20-foot setback.
4. The lots surveyed are essentially the same size as those in the phase 2 portion of the subdivision, and have similar slope characteristics.

Conclusion:

Based on the field survey of existing homes in the Switzer Terrace Subdivision, and the preceding analysis, the following setbacks shall be applied to the existing vacant lots to be developed in the remainder of the subdivision.

Front yard setback	15 feet to garage; 20 feet to residential structure
Rear yard setback	15 feet
Interior side yard setback	8 feet

Interpretation by: _____ **Date:** _____
Roger E. Eastman, AICP
Community Code Administrator